

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
1949 Industrial Park Road, Room 110
Conway, South Carolina 29526

and

THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Office of Environmental Quality Control
Water Quality Certification and Wetlands Programs Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION
Refer to: P/N #2005-3W-381-C

2 December 2005

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

D. R. HORTON
c/o THE BRIGMAN COMPANY
P. O. BOX 1532
CONWAY, SOUTH CAROLINA 29526

for a permit to perform excavation in and place fill material in wetlands in

JURISDICTIONAL WETLANDS

at a location adjacent to and north of S. C. Highway 90, approximately 1.3 miles west of Nixon's Crossroads (intersection of S. C. Highway 90 and S. C. Highway 9) in the Little River Township, Horry County, South Carolina (Latitude 33.86128° N, Longitude 78.68590°W).

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, TUESDAY, 27 DECEMBER 2005

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of excavating 0.68 acres and placing fill material in 2.77 acres of waters of the United States. In detail, the applicant proposes to excavate 0.68 acres of jurisdictional, freshwater wetlands in order to construct a stormwater management pond. The applicant also proposes to fill 2.77 acres of jurisdictional, freshwater wetlands for the purpose of constructing roadways and building pads for single family and multi-family home sites. As mitigation for impacts to wetlands, the applicant proposes to preserve 142.36 acres of the remaining onsite wetlands along with 15.44 acres of upland buffers. The purpose of the project, as stated by the applicant, is to develop a mixed use residential development.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
1949 Industrial Park Road, Room 110
Conway, South Carolina 29526**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions of the South Carolina Coastal Zone Management Act (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 3.45 acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.


Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

2 December 2005

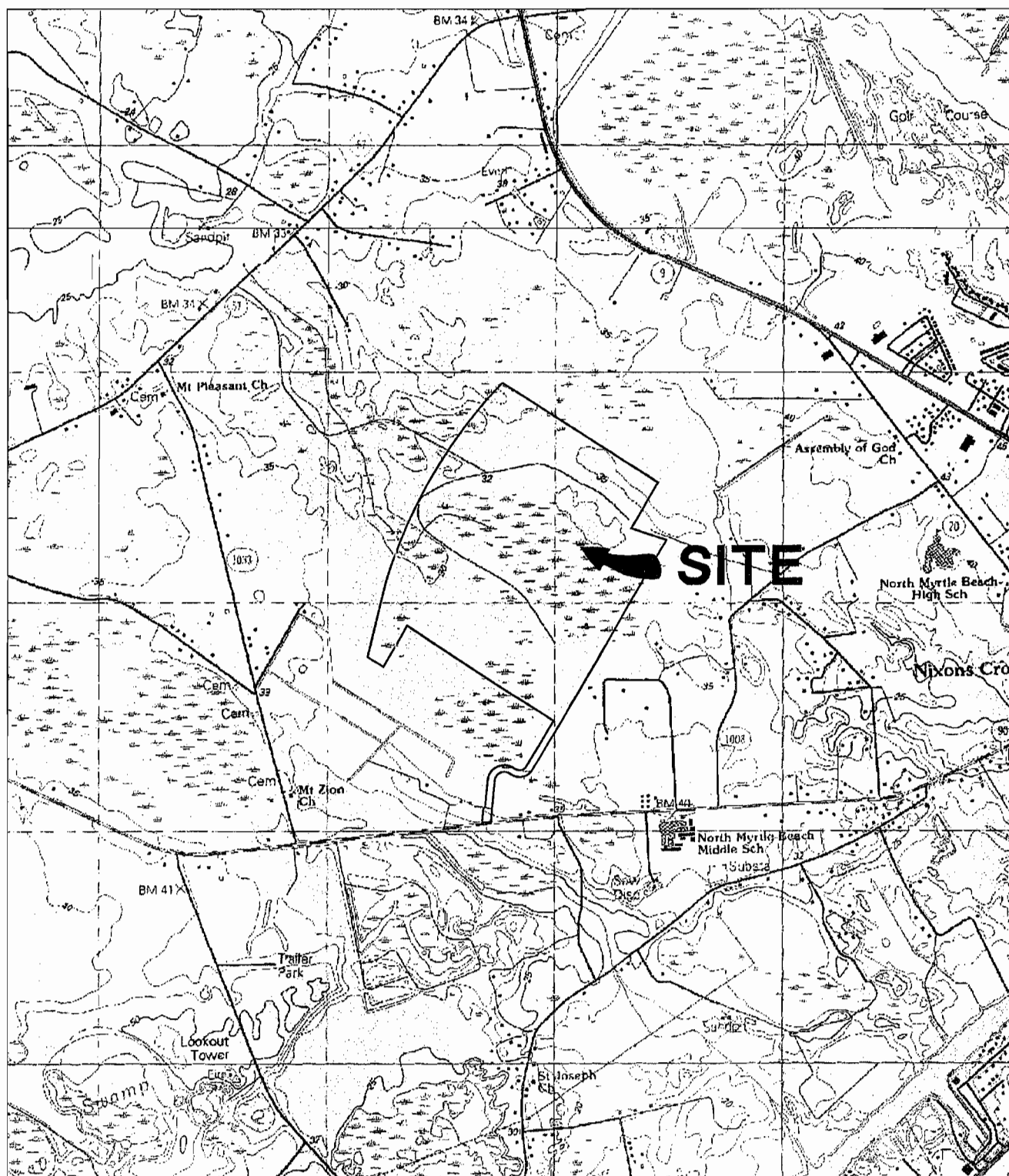
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-365-4239.



Tommy Fennel
Project Manager
Regulatory Division
U.S. Army Corps of Engineers



VICINITY MAP

LATITUDE: 33-51-47

LONGITUDE: 79-41-16

USGS QUADRANGLE MAP: LONGS & WAMPEE

DATE: SEPTEMBER 1, 2005

LATEST REVISION: OCTOBER, 11 2005

SHEET 1 OF 25

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

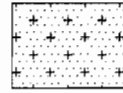
COUNTY: HORRY

APPLICANT: D.R. HORTON, INC.

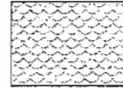
PNH 2005-3W-381-C

LEGEND

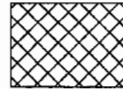
UNPRESERVED
JURISDICTIONAL
WETLANDS



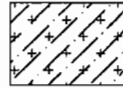
PROPOSED
STORMWATER
POND



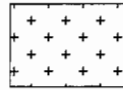
PROPOSED UPLAND
WETLAND BUFFER



404 JURISDICTIONAL
WETLANDS TO BE
IMPACTED



404 JURISDICTIONAL
WETLANDS TO BE
PRESERVED



404 JURISDICTIONAL
WETLANDS NOT
TO BE PRESERVED



LEGEND

P/N # 2005-3W-381-C

DATE: SEPTEMBER 1, 2005

LATEST REVISION: OCTOBER, 11 2005

SHEET 2 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: Horry

APPLICANT: D.R. HORTON, INC.

IMPACT SUMMARY

404 JURISDICTIONAL WETLANDS <u>TOTAL</u> 145.81 ACRES ±	404 JURISDICTIONAL WETLANDS <u>PRESERVED</u> 142.36 ACRES ±	404 JURISDICTIONAL WETLANDS <u>IMPACTED</u> 3.45 ACRES ±
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<u>IMPACT</u>	<u>TOTAL ACRES OF JURISDICTIONAL WETLAND IMPACT</u>	<u>TOTAL FILL VOLUME (C.Y.)</u>
E1	0.68 ACRES ±	6,582.40
C1	1.32 ACRES ±	10,648.00
C2	0.27 ACRES ±	871.20
F1	0.18 ACRES ±	580.80
F2	0.13 ACRES ±	419.47
F3	0.05 ACRES ±	161.33
F4	0.26 ACRES ±	838.93
F5	0.32 ACRES ±	1,032.53
F6	0.18 ACRES ±	580.80
F7	0.06 ACRES ±	193.60
<u>TOTALS</u>	3.45 ACRES ±	21,909.06 C.Y. FILL

WETLAND IMPACT SUMMARY

P/N#2005-3W-38-C

DATE: SEPTEMBER 1, 2005

LATEST REVISION: OCTOBER, 11 2005

SHEET 3 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: HORRY

APPLICANT: D.R. HORTON, INC.

<u>WETLANDS</u>	<u>JURISDICTIONAL STATUS</u>	<u>AREA (ACRES)</u>	<u>WETLANDS TO BE IMPACTED (ACRES)</u>	<u>WETLANDS TO BE PRESERVED (ACRES)</u>
W-1	JURISDICTIONAL	4.57	0.00	4.57
W-2	JURISDICTIONAL	1.22	0.00	1.22
W-3	JURISDICTIONAL	0.26	0.18	0.08
W-4	JURISDICTIONAL	0.07	0.00	0.07
W-5	JURISDICTIONAL	0.26	0.00	0.26
W-6	JURISDICTIONAL	0.29	0.06	0.23
W-7	JURISDICTIONAL	0.45	0.00	0.45
W-8	JURISDICTIONAL	1.78	0.00	1.78
W-9	JURISDICTIONAL	0.32	0.32	0.00
W-10	JURISDICTIONAL	0.34	0.26	0.08
W-11	JURISDICTIONAL	0.68	0.05	0.63
W-12	JURISDICTIONAL	0.26	0.00	0.26
W-13	JURISDICTIONAL	0.02	0.00	0.02
W-14	JURISDICTIONAL	79.12	0.07	79.05
W-15	JURISDICTIONAL	7.68	0.00	7.68
W-16	JURISDICTIONAL	42.90	0.20	42.70
W-17	JURISDICTIONAL	0.18	0.18	0.00
W-18	JURISDICTIONAL	0.68	0.68	0.00
W-19	JURISDICTIONAL	0.23	0.13	0.10
W-20	JURISDICTIONAL	1.86	0.00	1.86
W-21	JURISDICTIONAL	2.64	1.32	1.32
TOTAL		145.81	3.45	142.36

WETLAND IMPACTS PRESERVATION SUMMARY

P/N #2005-3W-381-C

DATE: SEPTEMBER 1, 2005
LATEST REVISION: OCTOBER, 11 2005

SHEET 4 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: Horry

APPLICANT: D.R. HORTON, INC.

NOTES:

TOTAL AREA OF 404 JURISDICTIONAL WETLANDS
 TOTAL AREA OF PRESERVED 404 JURISDICTIONAL WETLANDS
 TOTAL AREA OF 404 JURISDICTIONAL WETLANDS IMPACT
 TOTAL AREA OF TRACT
 TOTAL AREA OF UPLAND BUFFERS

AREA

145.81 ACRES ±
 142.36 ACRES ±
 3.45 ACRES ±
 279.26 ACRES ±
 15.44 ACRES ±

NOTE: AVERAGE BUFFER WIDTH: 29.4'

NOTES

P/N #2005-3W-381-C

DATE: SEPTEMBER 1, 2005

LATEST REVISION: OCTOBER, 11 2005

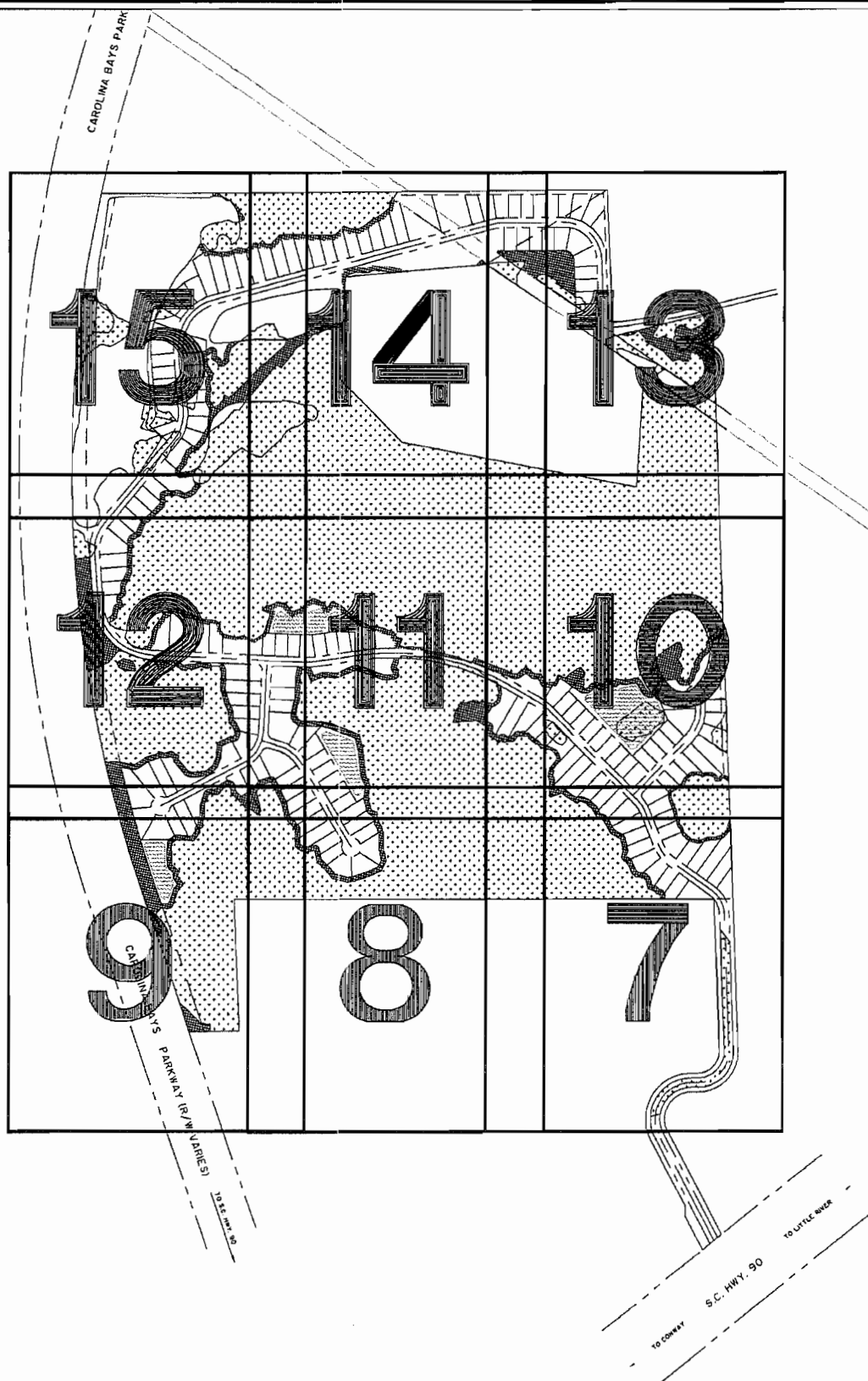
SHEET 5 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
 NEIGHBORHOOD & REGIONAL
 ROADWAY

COUNTY: Horry

APPLICANT: D.R. HORTON, INC.

N:\17186\dwg\Wetland Permit\Wetland 8.5 x 11\17186P05.dwg Oct 12, 2005 - 12:07:47



KEY MAP

P/N # 2005-3W-381-C

DATE: SEPTEMBER 1, 2005
LATEST REVISION: OCTOBER, 11 2005

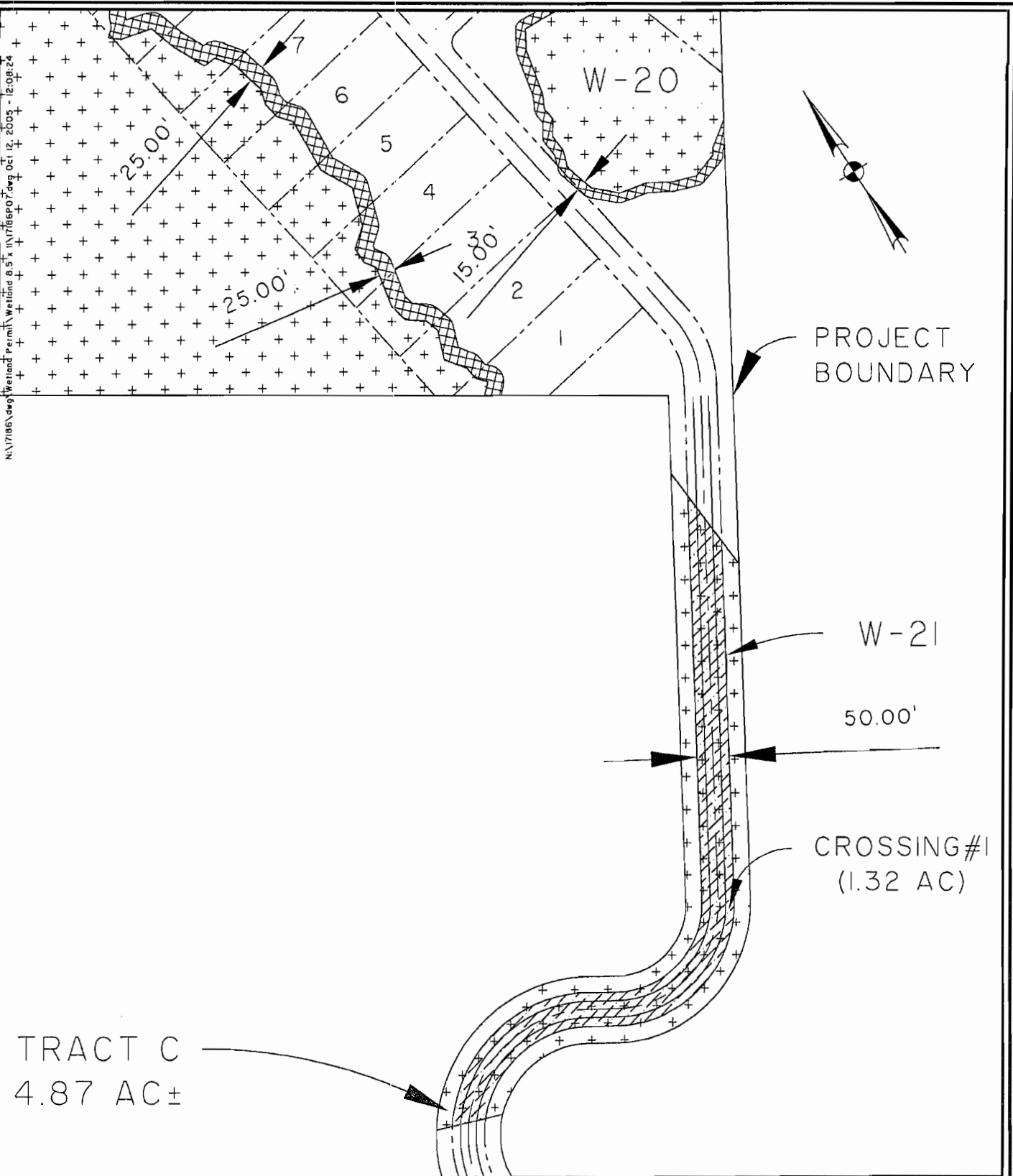
SHEET 6 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

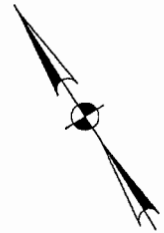
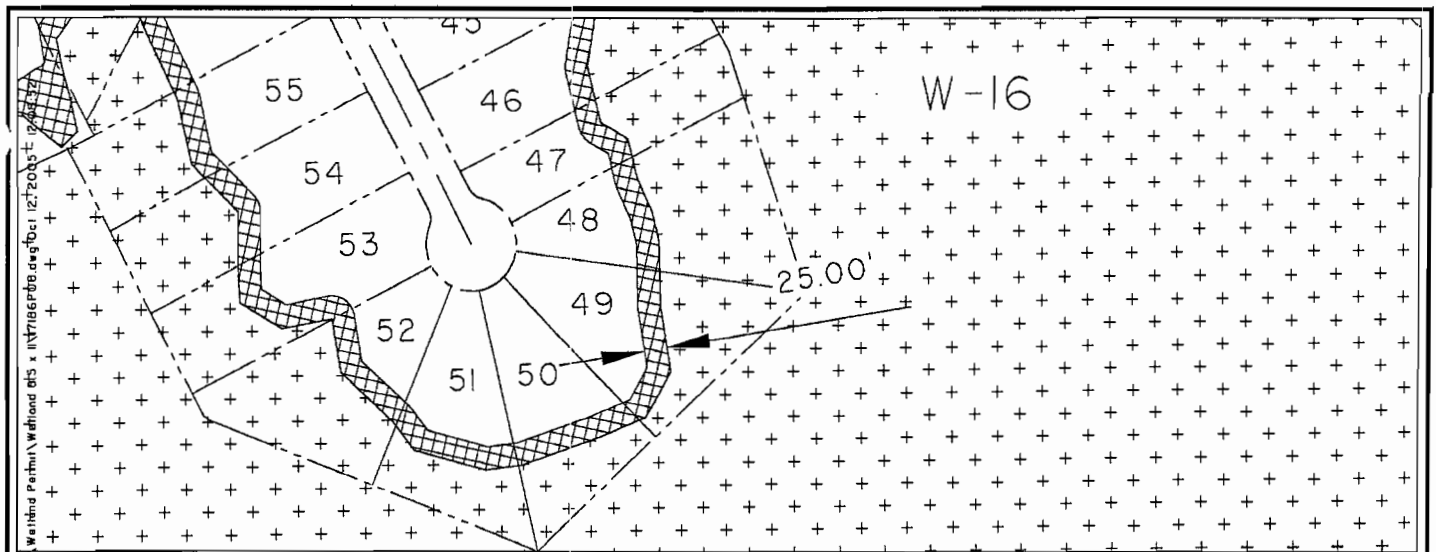
COUNTY: HORRY

APPLICANT: D.R. HORTON, INC.

N:\17196\dwg\Wetland Permit\Wetland 8.5'x11\17196P07.dwg Oct 12, 2005 - 12:08:24



<p>PLAN</p> <p>SCALE: 1"=200'</p> <p>0 100 200 400 600</p> <p>DATE: SEPTEMBER 1, 2005</p> <p>LATEST REVISION: OCTOBER, 11 2005</p> <p>SHEET 7 OF 25</p>	<p>PROPOSED ACTIVITY: RESIDENTIAL NEIGHBORHOOD & REGIONAL ROADWAY</p> <p>COUNTY: HORRY</p> <p>P/N # 2005-3W-381-C</p> <p>APPLICANT: D.R. HORTON, INC.</p>
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PLAN

SCALE: 1"=200'



DATE: SEPTEMBER 1, 2005
LATEST REVISION: OCTOBER, 11 2005

SHEET 8 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: HORRY

P/N # 2005-3W-381-C

APPLICANT: D.R. HORTON, INC.

N:\1786\dwg\Wetland Permit\Wetland 8.5 x 11\1786P09.dwg Oct 12, 2005 - 12:09:24

PROPOSED
POND

CAROLINA BAYS
PARKWAY (R/W)

62

61

59

60

25.00'

PLAN

SCALE: 1"=200'

0 100 200 400 600



DATE: SEPTEMBER 1, 2005

LATEST REVISION: OCTOBER, 11 2005

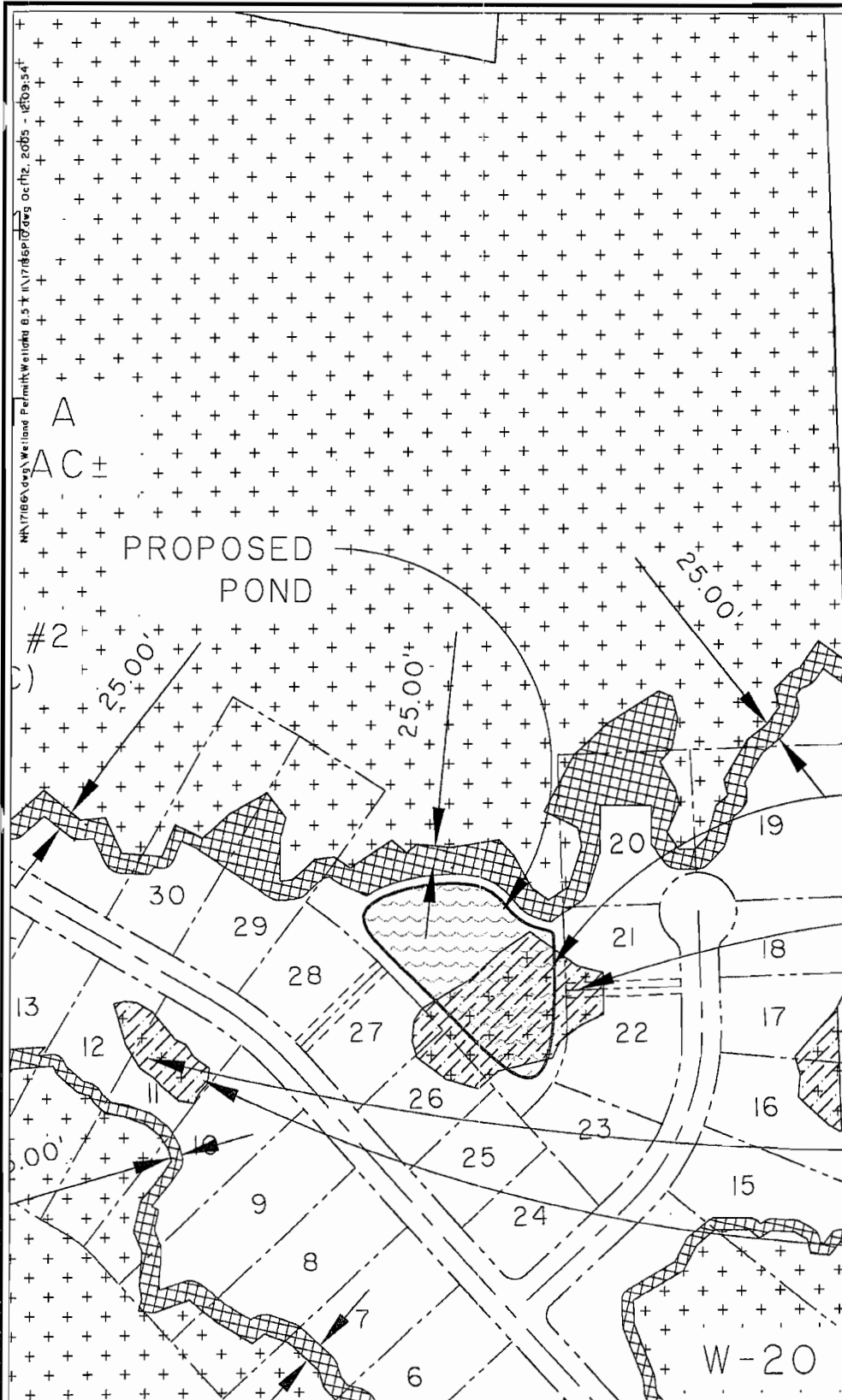
SHEET 9 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: Horry

P/N # 2005-3W-381-C

APPLICANT: D.R. HORTON, INC.



EXCAVATION #1
(0.68 AC)

W-18

W-19

FILL #2
(0.13 AC)

FILL #1
(0.18 AC)

W-17

W-20

PLAN

SCALE: 1"=200'



DATE: SEPTEMBER 1, 2005

LATEST REVISION: OCTOBER, 11 2005

SHEET 10 OF 25

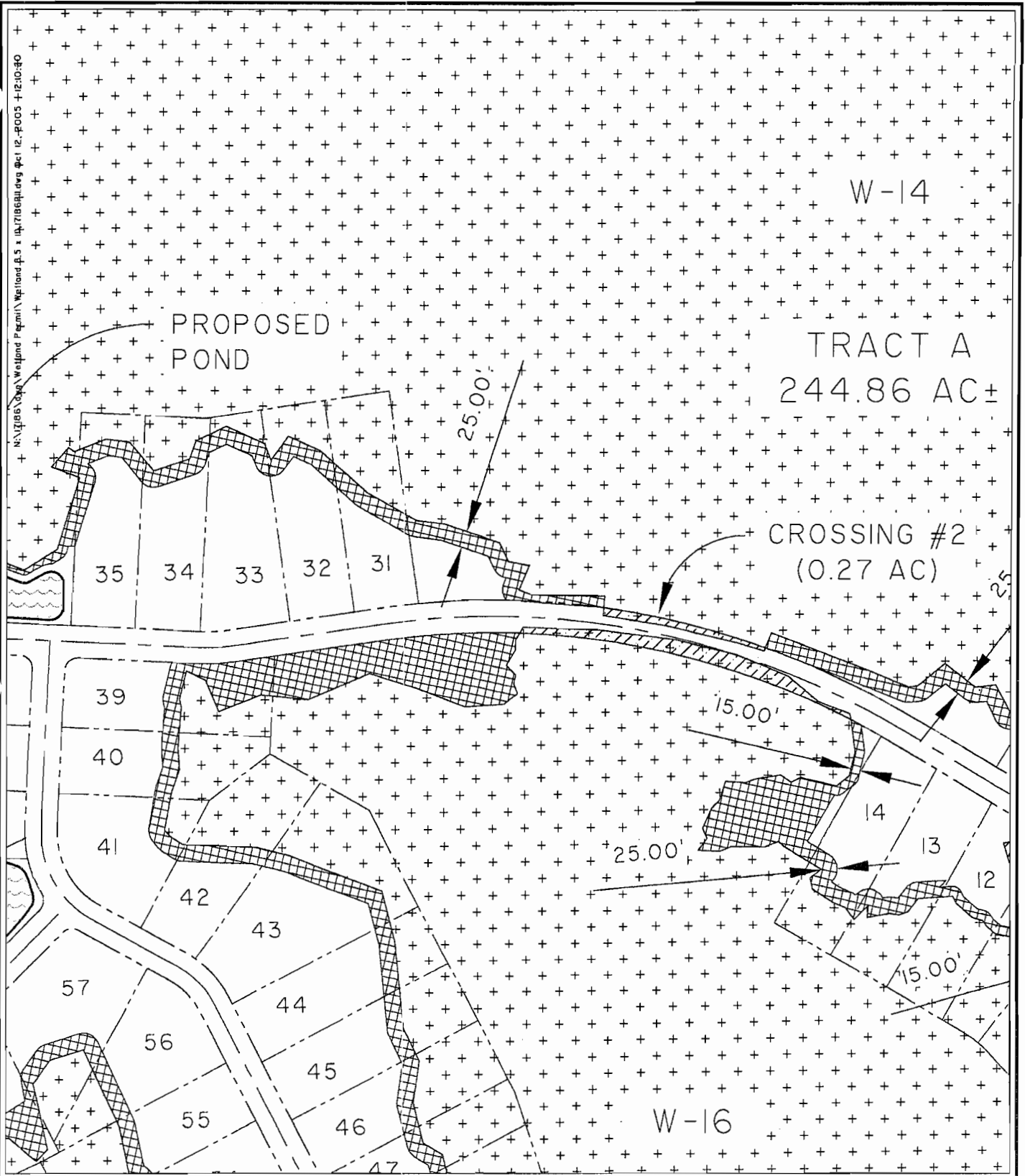
PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: HORRY

P/N# 2005-3W-381-C

APPLICANT: D.R. HORTON, INC.

N:\17186\17186.dwg Plot 12, 2005 12:10:40



PLAN

SCALE: 1"=200'

0 100 200 400 600



DATE: SEPTEMBER 1, 2005

LATEST REVISION: OCTOBER, 11 2005

SHEET 11 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: Horry

P/N# 2005-3W-381-C

APPLICANT: D.R. HORTON, INC.

N:\1786\dwg\Welland Permit\Welland B.S x 1\1786P12.dwg Oct 12, 2005 - 12:00:55

FILL #3
(0.05 AC)

PRESERVE

W-12

W-13

PRESERVE

PROPOSED
POND

W-15

PLAN

SCALE: 1"=200'

0 100 200 400 600

DATE: SEPTEMBER 1, 2005
LATEST REVISION: OCTOBER 11, 2005

SHEET 12 OF 25

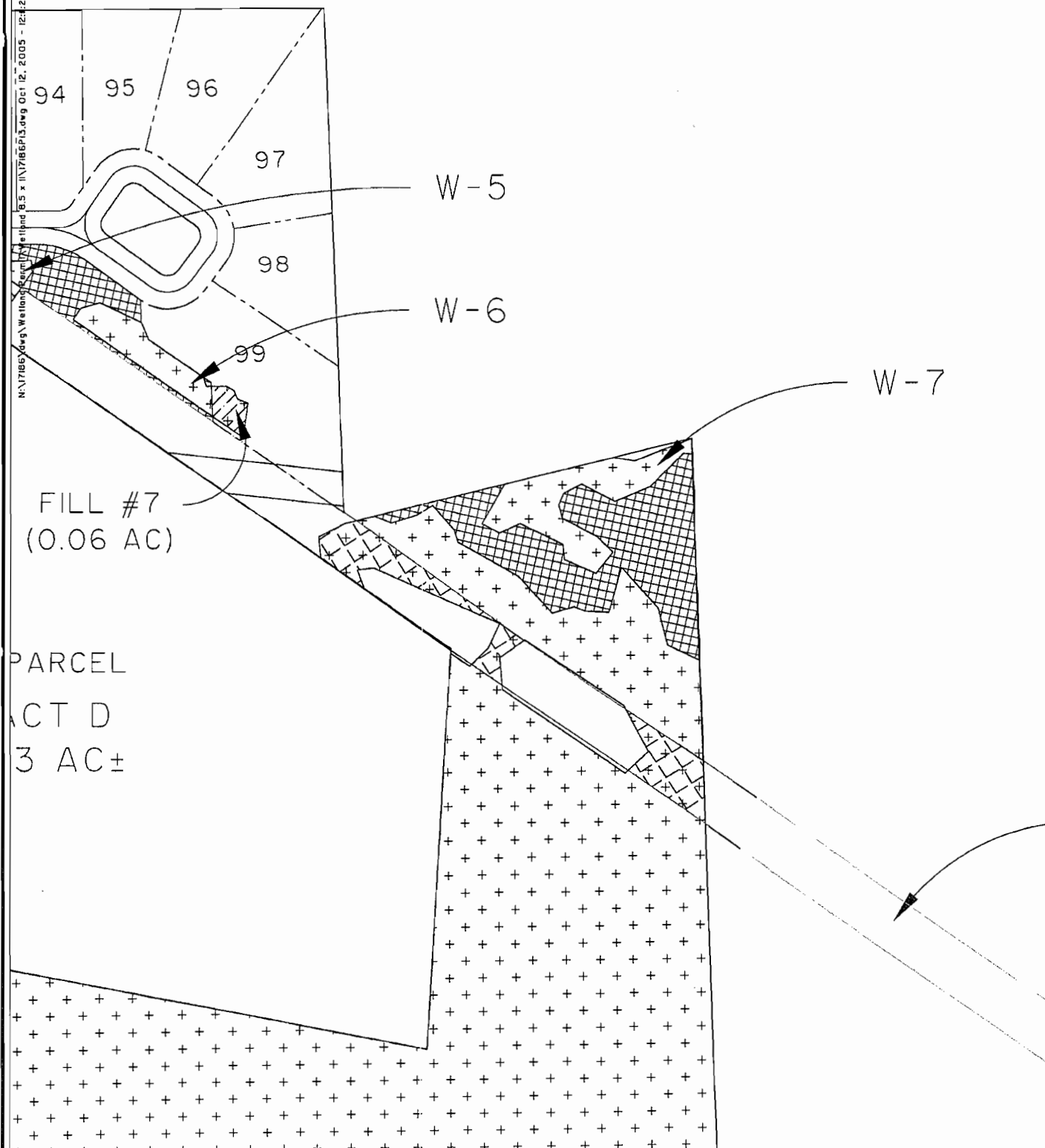
PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: HORRY

P/N # 2005-3W-38-C

APPLICANT: D.R. HORTON, INC.

N:\71863.dwg\71863.dwg Oct 12, 2005 - 12:42:27



PARCEL
ACT D
3 AC±

PLAN

SCALE: 1"=200'

0 100 200 400 600

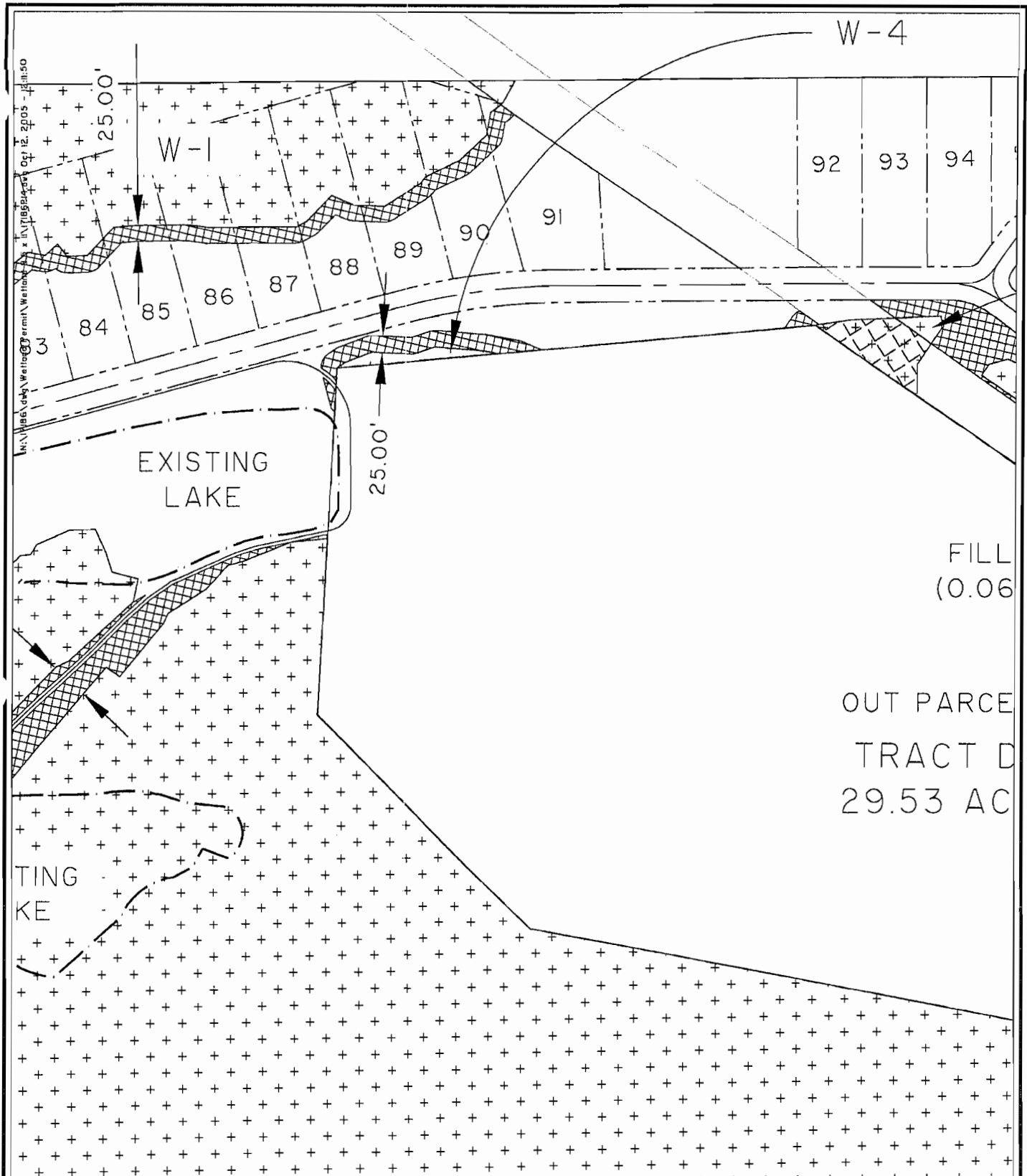


DATE: SEPTEMBER 1, 2005
LATEST REVISION: OCTOBER 11, 2005

SHEET 13 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: Horry
P/N # 2005-3W-381-C
APPLICANT: D.R. HORTON, INC.



PLAN

SCALE: 1"=200'

0 100 200 400 600



DATE: SEPTEMBER 1, 2005

LATEST REVISION: OCTOBER 11, 2005

SHEET 14 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: HORRY

P/N# 2005-3W-381-C

APPLICANT: D.R. HORTON, INC.

N:\7186\deg\Wetland Permit\Wetland 8.5 x 1\7186P15.dwg Oct 12, 2005 - 12:12:22

PROJECT
BOUNDARY

FILL #6
(0.18 AC)

W-3

EXISTING
LAKE

W-2

EXISTING
LAKE

FILL #5
(0.32 AC)

W-9

FILL #4
(0.26 AC)

W-10

W-11

FILL #3
(0.05 AC)

EXISTING
LAKE

PLAN

SCALE: 1"=200'

0 100 200 400 600

DATE: SEPTEMBER 1, 2005
LATEST REVISION: OCTOBER 11, 2005

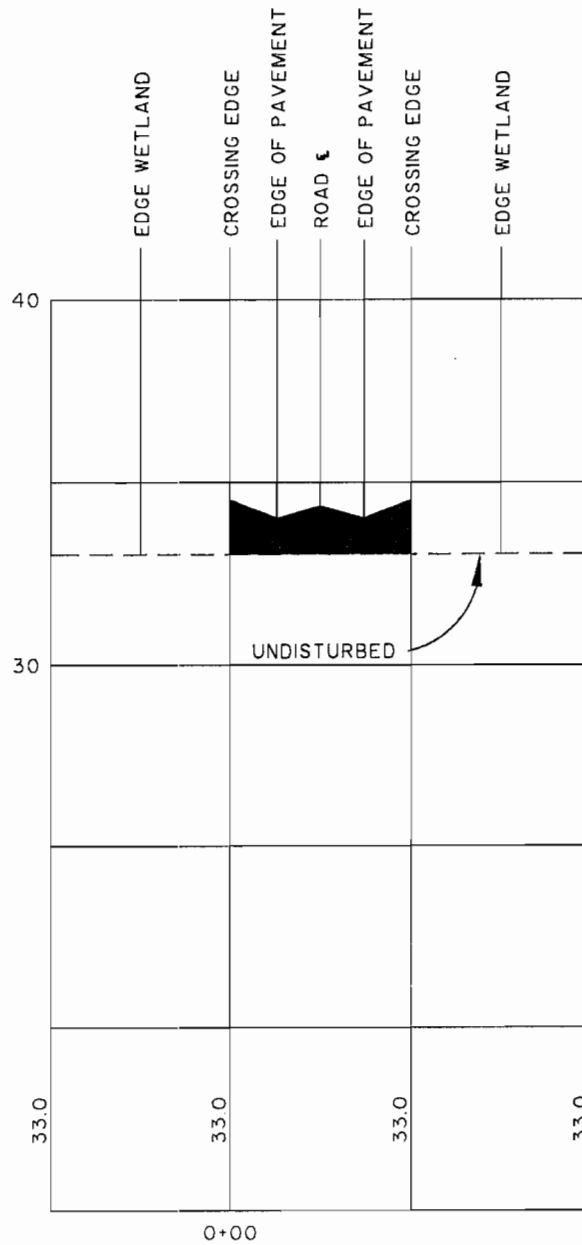
SHEET 15 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: HORRY

P/N # 2005-3w-381-C

APPLICANT: D.R. HORTON, INC.



CROSSING # 1 PROFILE

HORIZ. SCALE: 1"=50'

0 25 50



VERT. SCALE: 1"=5'

0 2.5 5



DATE: SEPTEMBER 1, 2005

LATEST REVISION: OCTOBER 11, 2005

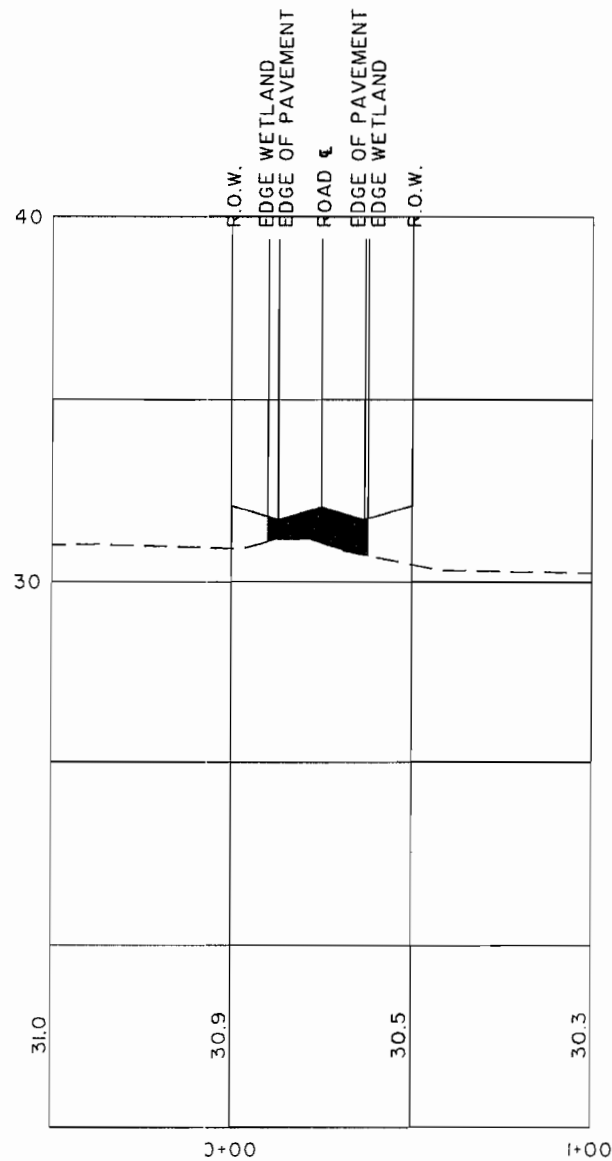
SHEET 16 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: Horry

P/N # 2005-3W-381-C

APPLICANT: D.R. HORTON, INC.



CROSSING # 2 PROFILE

HORIZ. SCALE: 1"=50'

0 25 50



VERT. SCALE: 1"=5'

0 2.5 5



DATE: SEPTEMBER 1, 2005

LATEST REVISION: OCTOBER 11, 2005

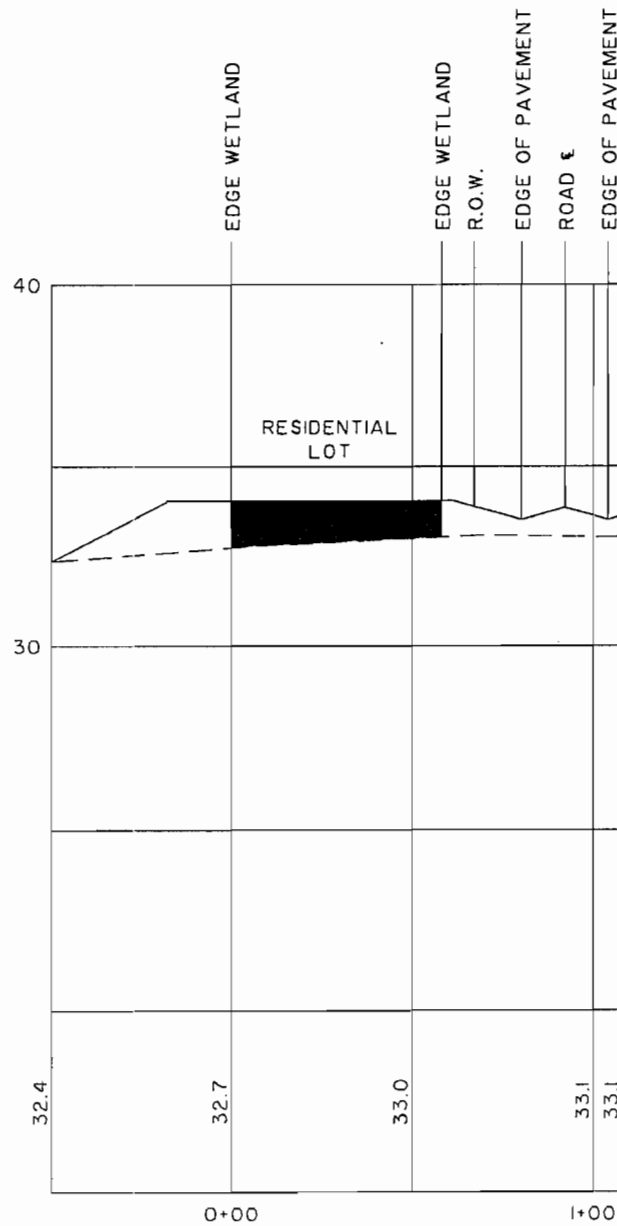
SHEET 17 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: Horry

P/W # 2005-3W-381-C

APPLICANT: D.R. HORTON, INC.

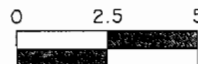


FILL # 1 PROFILE

HORIZ. SCALE: 1"=50'



VERT. SCALE: 1"=5'



DATE: SEPTEMBER 1, 2005
LATEST REVISION: OCTOBER 11, 2005

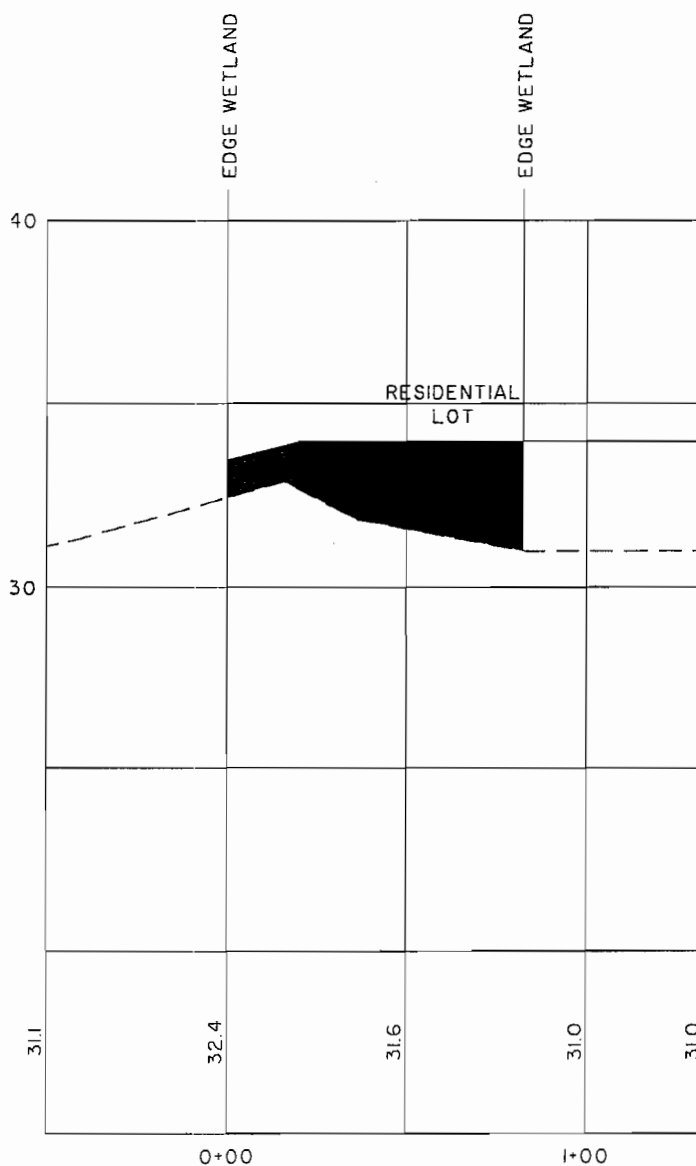
SHEET 18 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: HORRY

P/N # 2005-3W-381-C

APPLICANT: D.R. HORTON, INC.



FILL # 2 PROFILE

HORIZ. SCALE: 1"=50'

0 25 50



VERT. SCALE: 1"=5'

0 2.5 5



DATE: SEPTEMBER 1, 2005

LATEST REVISION: OCTOBER 11, 2005

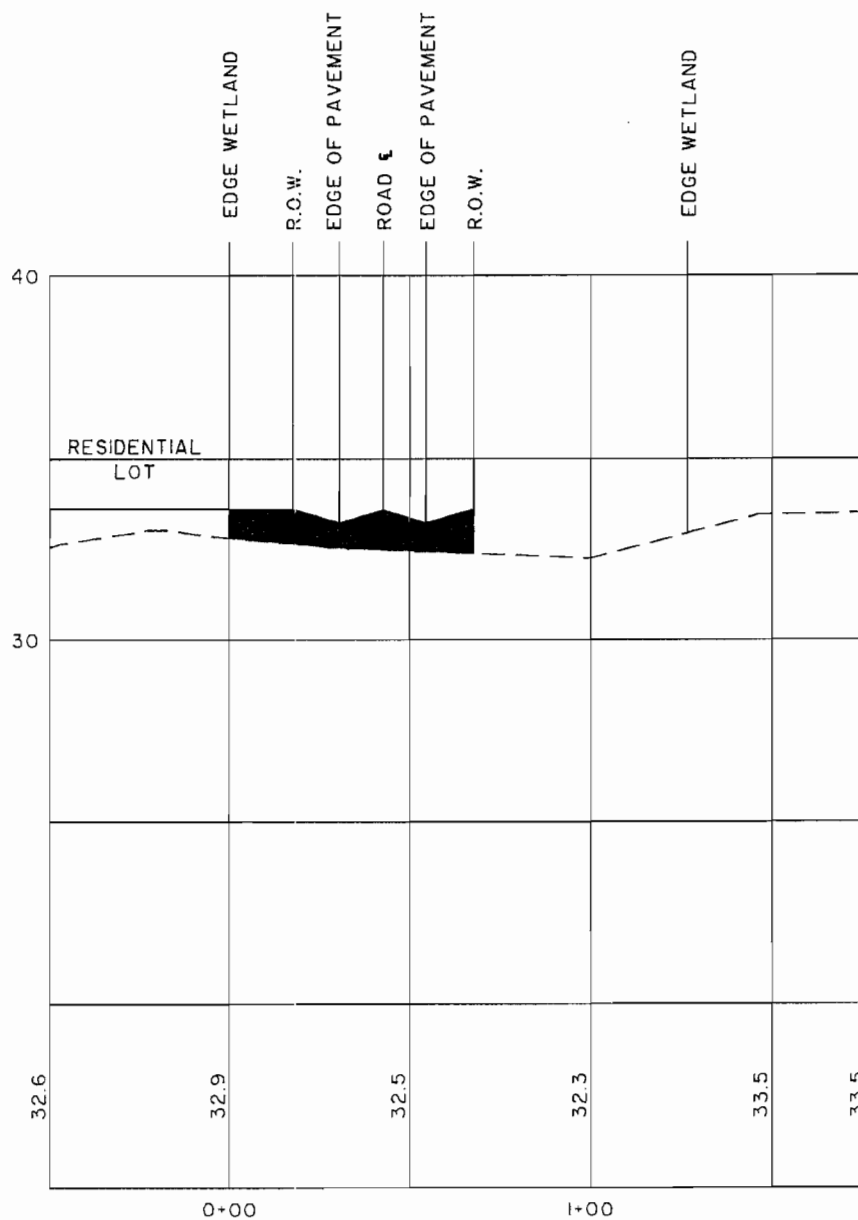
SHEET 19 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: HORRY

P/N # 2005-3W-381-C

APPLICANT: D.R. HORTON, INC.



FILL # 3 PROFILE

HORIZ. SCALE: 1"=50'

VERT. SCALE: 1"=5'

0 25 50

0 2.5 5



DATE: SEPTEMBER 1, 2005

LATEST REVISION: OCTOBER 11, 2005

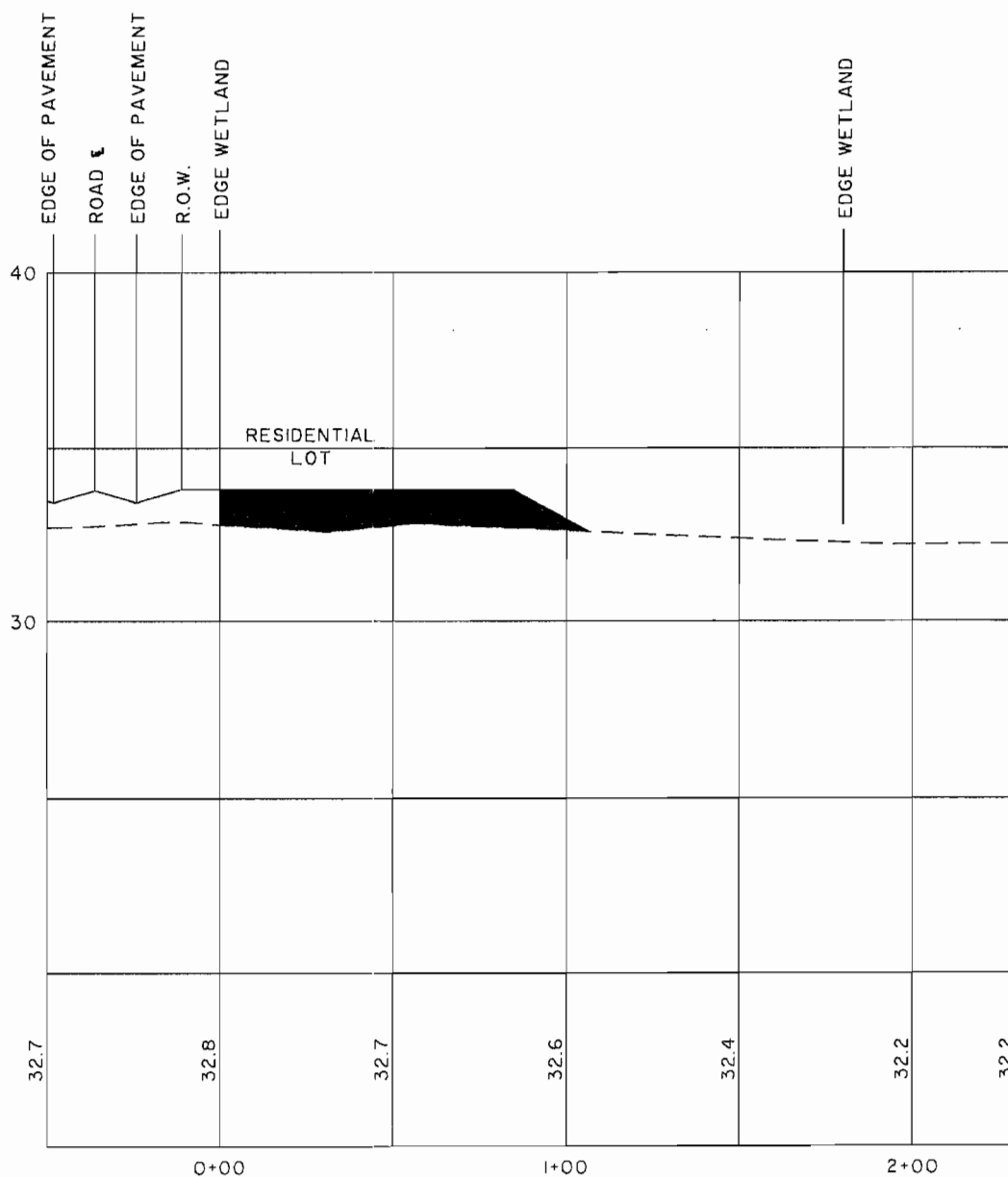
SHEET 20 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: Horry

PIN # 2005-3W-381-C

APPLICANT: D.R. HORTON, INC.



FILL # 4 PROFILE

HORIZ. SCALE: 1"=50'

VERT. SCALE: 1"=5'

0 25 50

0 2.5 5



DATE: SEPTEMBER 1, 2005

LATEST REVISION: OCTOBER 11, 2005

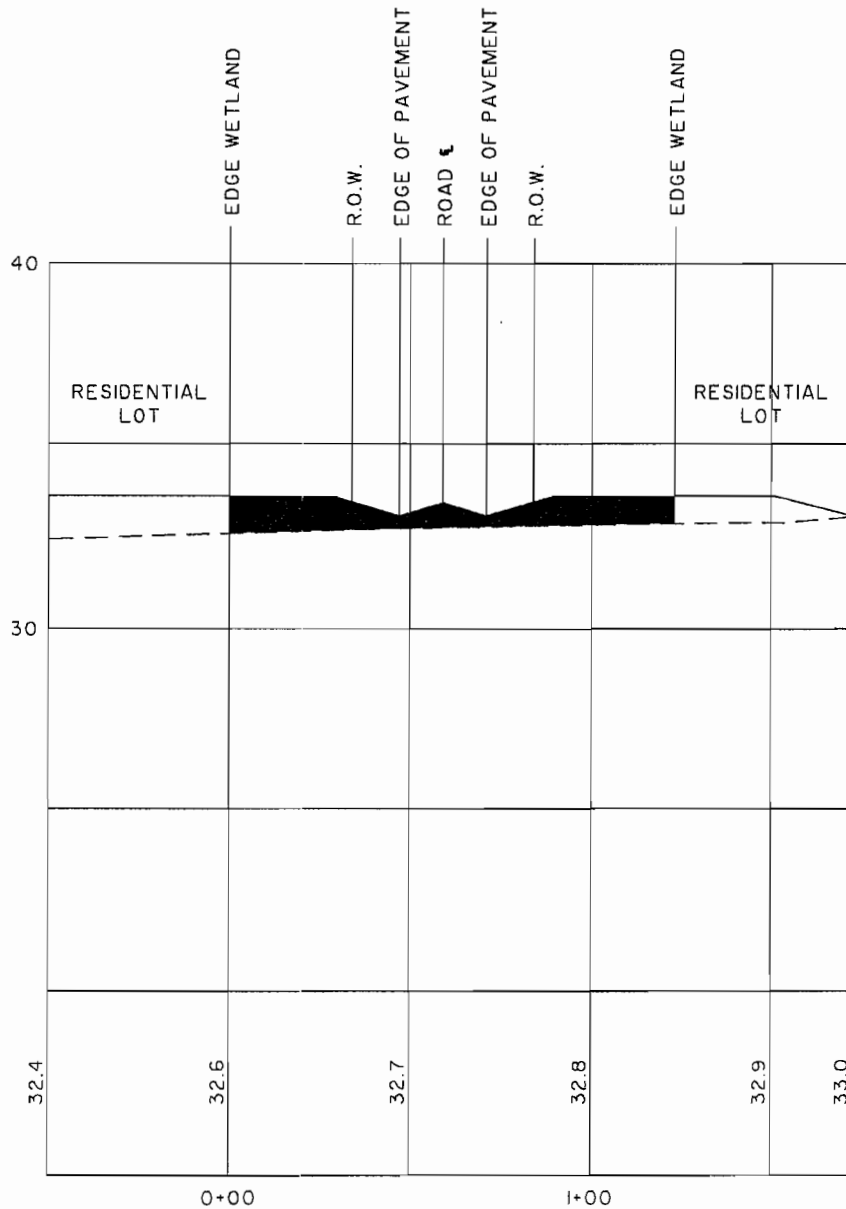
SHEET 21 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: Horry

P/N # 2005-3w-381-C

APPLICANT: D.R. HORTON, INC.



FILL # 5 PROFILE

HORIZ. SCALE: 1"=50'

0 25 50



VERT. SCALE: 1"=5'

0 2.5 5



DATE: SEPTEMBER 1, 2005

LATEST REVISION: OCTOBER 11, 2005

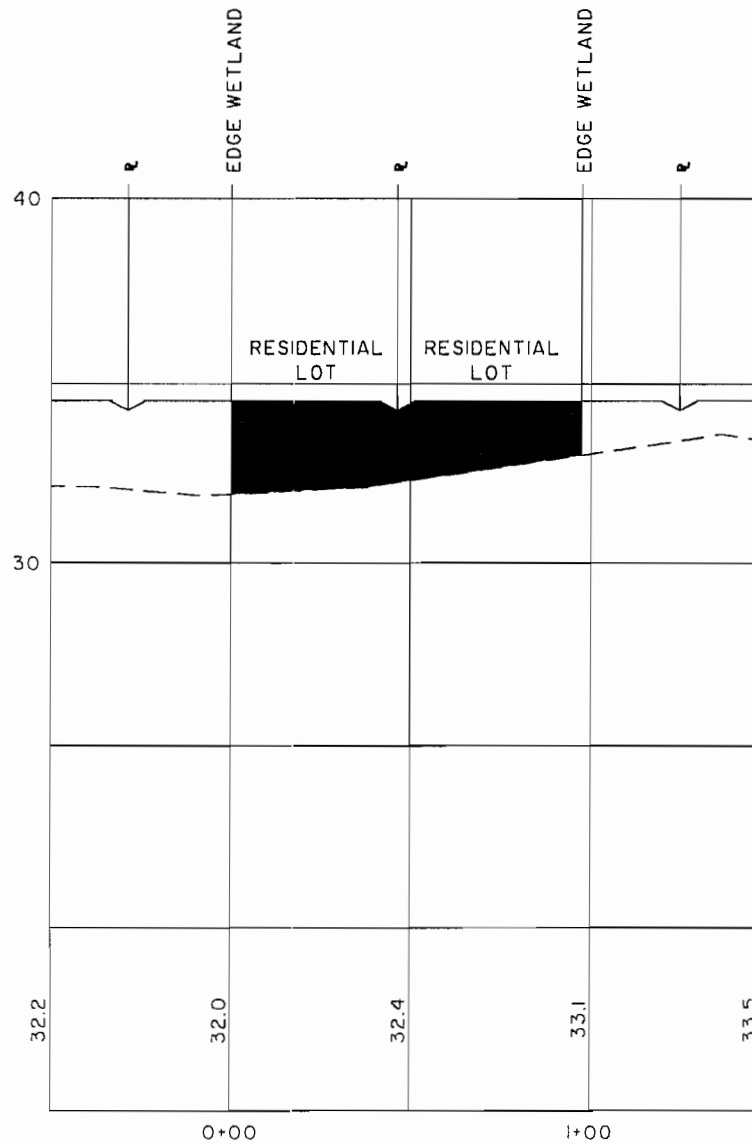
SHEET 22 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: HORRY

P/N # 2005-3W-381-C

APPLICANT: D.R. HORTON, INC.



FILL # 6 PROFILE

HORIZ. SCALE: 1"=50'

0 25 50



VERT. SCALE: 1"=5'

0 2.5 5



DATE: SEPTEMBER 1, 2005

LATEST REVISION: OCTOBER 11, 2005

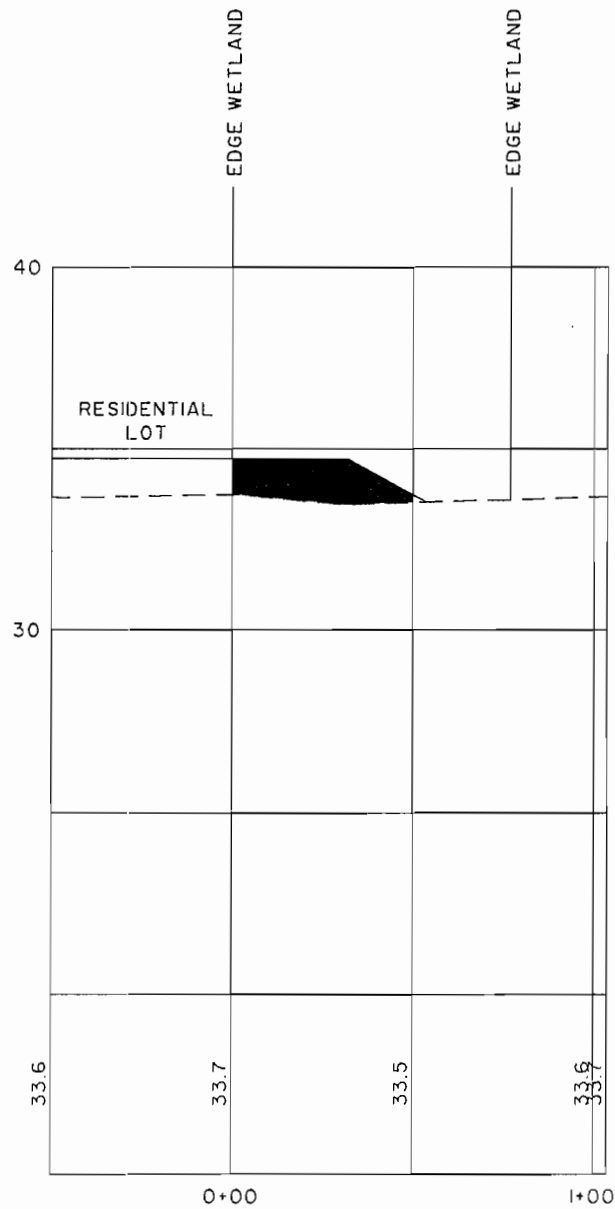
SHEET 23 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: HORRY

PIN# 2005-3W-38-C

APPLICANT: D.R. HORTON, INC.



FILL # 7 PROFILE

HORIZ. SCALE: 1"=50'

0 25 50



VERT. SCALE: 1"=5'

0 2.5 5



DATE: SEPTEMBER 1, 2005

LATEST REVISION: OCTOBER 11, 2005

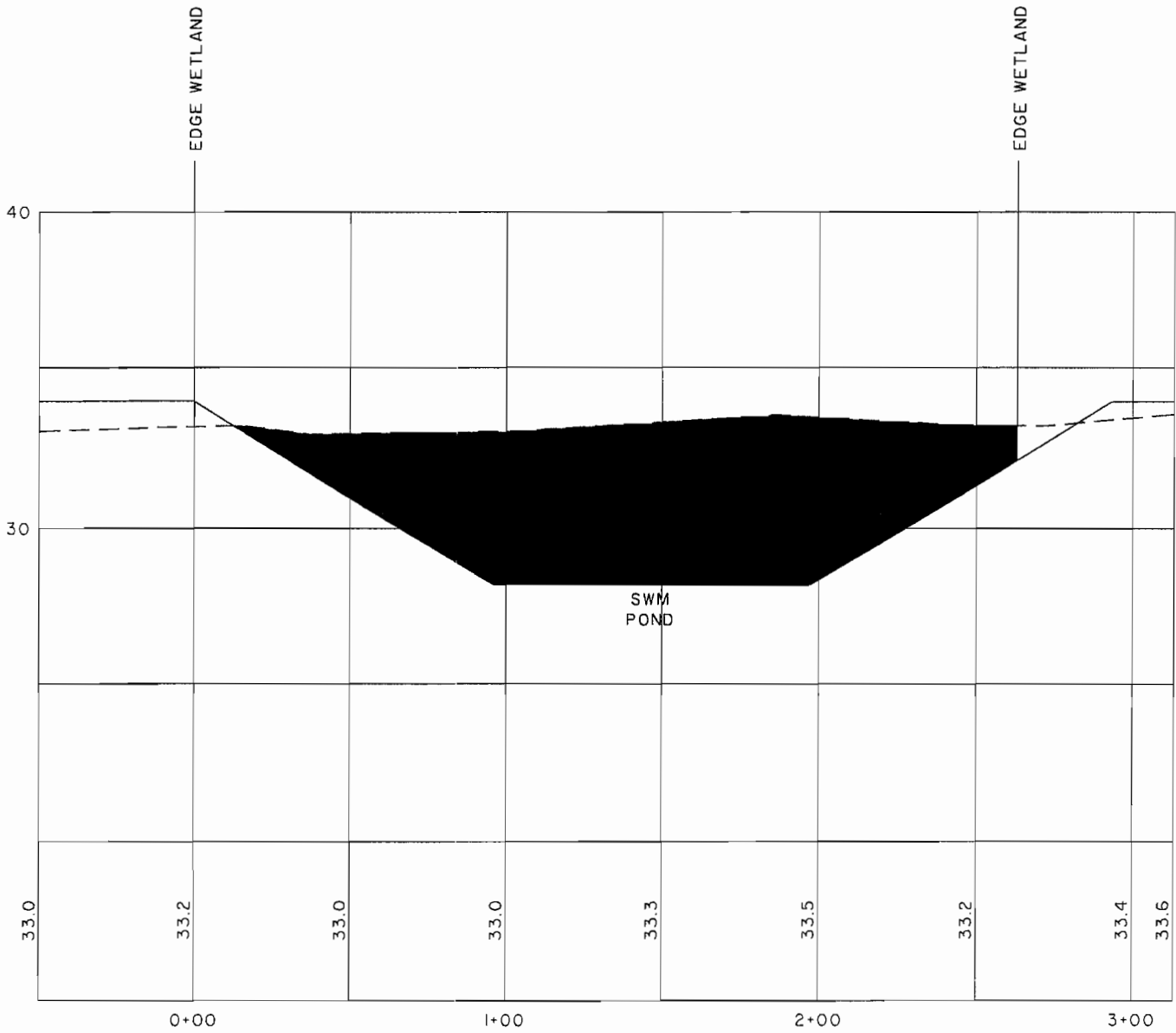
SHEET 24 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: Horry

P/N # 2005-3w-381-C

APPLICANT: D.R. HORTON, INC.

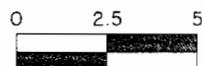


EXCAVATION # 1 PROFILE

HORIZ. SCALE: 1"=50'



VERT. SCALE: 1"=5'



DATE: SEPTEMBER 1, 2005

LATEST REVISION: OCTOBER 11, 2005

SHEET 25 OF 25

PROPOSED ACTIVITY: RESIDENTIAL
NEIGHBORHOOD & REGIONAL
ROADWAY

COUNTY: Horry

P/N #2005-3W-381-C

APPLICANT: D.R. HORTON, INC.